

## Examples of Documents You Will Need to Apply For Housing Rehabilitation Assistance

- A copy of bank statements for the past 6 months
- A copy of tax returns for the past 2 years
- A copy of pay stub, social security or retirement check, etc. for the past 2 months
- Evidence that you have homeowner's insurance/flood insurance.
- Evidence that you have ownership of the property (i.e. deed)
- If there is a mortgage on the property provide evidence of current payment.
- A copy of social security card for all household members.
- Current year property tax paid receipt
- Signed verification of employment/social security form.
- Copy of utility bill as proof residency (i.e. electricity or water bill)

## How Can I Apply?

Citizens interested in applying for assistance through the Housing Rehabilitation Programs may contact:

**County of Lexington  
Community Development Department  
Grant Programs Division**  
212 South Lake Drive, Suite 401  
Lexington, SC 29072  
Phone: (803) 785-8559  
Fax: (803) 785-8188  
CDCustomerService@lex-co.com  
<http://www.lex-co.sc.gov/departments/DeptAH/Communitydevelopment>



Lexington County does not discriminate on the basis of age, color, race, religion, sex, national origin, familial status or disability in the admission, access to, or treatment or employment in its federally assisted programs or activities.



# HOUSING REHABILITATION PROGRAMS

**COUNTY OF LEXINGTON  
COMMUNITY DEVELOPMENT DEPARTMENT**  
212 South Lake Drive, Suite 401  
Lexington, SC 29072

**Phone: (803) 785-8121  
Fax: (803) 785-8188  
CDCustomerService@lex-co.com**

<http://www.lex-co.sc.gov/departments/DeptAH/Communitydevelopment>

Program Purpose

The purpose of the Housing Rehabilitation Programs is to help maintain Lexington County homes for long-term livability and help our communities remain stable and healthy. The County of Lexington receives funds from the United States Department of Housing and Urban Development (HUD) on an annual basis to implement housing and community development activities in the County. Funding for the HOME Rehabilitation Program is provided by HOME Investment Partnership Program and funding for the Minor Home Repair Program is provided by Community Development Block Grant (CDBG) Program.

HOME Rehabilitation Information

The HOME Rehabilitation Program provides seniors (62+) , disabled, or veteran persons up to \$20,000 in the form of a deferred forgivable loan amount for comprehensive repairs. This loan does require a ten (10) recorded lien on the property. After repairs to the home are completed, the homeowner must occupy the home as their primary residence for at least ten (10) years or repay a portion of the funds back to the County.



Minor Home Repair Information

The Minor Home Repair Program can provide up to \$7,500 in assistance for eligible minor repairs. Financial assistance is provided to income eligible applicants in the form of a grant. After the repairs are completed, the homeowner must occupy the home as their primary residence for at least two (2) years. If the property is sold or vacated within two (2) years, the homeowner is required to repay the full amount of assistance.

Eligible Properties

The Rehabilitation Programs have specific requirements for homes that will be assisted. The home must meet all criteria outlined below to qualify for assistance:

- The home must be located within Lexington County.
- The home must be owned and occupied as the primary residence of the applicant. Heir property and life estates are not eligible for assistance through the program.
- The after-rehabilitation property value must be less than 95 percent of the median purchase price for Lexington County (\$200,160). This value will be determined by County staff through the Assessors’ Office (**FOR HOME REHAB. PROGRAM ONLY**).
- Only single-family detached or manufactured homes are eligible for assistance. If the home is a manufactured home, the home must be less than 20 years old and must have permanent utility connections and a permanent foundation.

What type of Home Repair Activities are Eligible?

- Replace electrical wiring
- Replace rotted wood, windows and doors
- Repair damaged walls and floors
- Replace faulty HVAC equipment, roof and plumbing
- Improve handicap accessibility

Income Eligibility Requirements

To be eligible for assistance through the program, applicants must meet income requirements established by HUD. Applicants must provide legal separation documents to support marital status if separated. Household income requirements are based upon household size, as demonstrated in the table below:

Number of Persons in Household	Maximum Allowable Income
1	\$36,150
2	\$41,300
3	\$46,450
4	\$51,600
5	\$55,750
6	\$59,900
7	\$64,000
8	\$68,150

Additional Information

Repairs involving paint deterioration, loose paint, visible surface dust, paint chips or the disturbance of a painted surface are not eligible for the Minor Home Repair Program, however these items may be addressed with HOME Rehabilitation Program.

